

**CARNEYS POINT TOWNSHIP**  
**SPECIAL MEETING MINUTES**  
**AUGUST 5, 2019**  
**6:00 PM**

The Special Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Pelura, Bomba, Dowe, Newton and Brown were present. Also present at this meeting were M. Stout- CMFO / Administrator, J. Proffitt-Township Clerk, A. Telsey-Solicitor.

Mayor Brown called the meeting to order, he read the **Opening Public Meeting Act**. Mayor Brown led the **Pledge of Allegiance to the Flag** and roll call was taken.

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$31,929.23**. Motion was made by Mr. Pelura, seconded by Mr. Dowe and all were in favor.

Mayor Brown said the first resolution 2019-137 for the Committee to go into Executive Session will not be needed at this time.

**RESOLUTION 2019-138**

**AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND BETWEEN CARNEYS POINT TOWNSHIP AND HARDING HWY, LLC.**

Mr. Bomba made a motion to approve the execution of a Redevelopment Agreement between Carneys Point Township and Harding Hwy, LLC, seconded by Mr. Newton and a unanimous roll call vote was taken.

Mayor Brown introduced Clint Allen, Esq. with Archer & Greiner, Applicant's Attorney. Mr. Allen said this proposed warehouse is 400,535 square feet on 41 acres off of Route 48(Harding Highway) by Stumpy Road. The facility has 470 car parking and 93 trailer parking. Mr. Allen said Bo Farcus is the Developer on this project. There were letters sent from both Bach Associates Township Planner and Sickels & Associates, Inc. Township Engineer's for consistent with the Redevelopment plan. Ms. Candace Kanaplue with Bach said the plans are consistent but a detailed review will take place at the Planning Board level. Eric Bierman with Sickels said he agrees with Ms. Kanaplue. Mr. Allen said they are looking for a waiver to have reduced parking spaces and to increase the size of the driveways. With no more to be said Mayor Brown opened this portion up for public questions and comments.

Martin Cleary of Broad St. asked if a traffic study has been done. He said there are already a lot of trucks on our roads and our streets can't handle this increase. Ed Wilkes Senior Project Manager said a traffic impact study was done. He said the number of trips is way less than what was needed. Mayor Brown commented that Harding Highway is a State highway and a full-scale review will be prepared and submitted to the State. They are concerned with protecting the people with State, Federal and local ordinances.

Leslie Wright of Regional Drive asked what type of business is going in this facility. Mr. Allen said a dry goods warehouse. Ms. Wright asked how many jobs will this facility produce. Mr. Allen can only speculate but said between 50 to 100. He said as it gets settled in maybe some more. Ms. Wright said this is a great idea and could they allocate at least 25% of the jobs to local residents.

Jennie Blitza asked who owns this land currently. They gave her the name of the former owner.

William Tuff of Jason Circle asked what will the impact be on his taxes. Mayor Brown said a lot has happened to the Township lately and this will certainly help but hoping to at least break even. He said he can't truly say what impact it will be. Mr. Pelura commented we don't pick up trash, there are no kids to overpopulate the schools and they will be paying taxes, that's a win.

John DiGregorio of Pilesgrove who owns property by this site asked if there is a tenant yet. Mr. Allen said there is a shortage of warehousing in New Jersey. They feel it will be filled soon after it gets built. Mr. DiGregorio asked about the economy, if it goes down will work stop. Mr. Allen said no he does not feel that will happen, but not sure.

With no more question or comments this portion was closed and Mayor Brown asked for Resolution 139 to be considered.

#### **RESOLUTION 2019-139**

#### **DETERMINING THAT THE PRELIMINARY SITE PLAN OF HARDING HWY, LLC IS CONSISTENT WITH THE REDEVELOPMENT PLAN AND REDEVELOPMENT AGREEMENT SUFFICIENT TO PROCEED TO THE PLANNING BOARD SUBJECT TO FULL EXECUTION OF THE REDEVELOPMENT AGREEMENT.**

Mr. Pelura made the motion to allow Harding Hwy, LLC to proceed to the Planning Board, seconded by Mr. Dowe and a unanimous roll call vote was taken.

Mayor Brown introduced Surterra Wellness Center to give a presentation on an Alternative Treatment Center in Carneys Point at 200 N. Virginia Ave. Kim and Amanda addressed the residents first. They said Surterra is the largest cannabis company. They are in five States already, MA, FL, NA and CA. Salem County is a prime location. They said they are looking at seeing 250 t 300 patients per day once they are up and running. There is a 2% tax to the Township which the feel will be about \$250 thousand per year. The facility has 65 parking spaces which is very good. The two ladies explained the natural treatments offered. They said they wish to provide education on these treatments. They are looking to be good neighbors and a good member of our community. Mr. Dowe asked about school zones. The facility can not be within 1500 feet of a school. They explained an ID card and prescription are needed to obtain any form of cannabis. Mr. Dowe asked why they are not building. Their Engineer said speed to market. The demand in New Jersey far exceeds the market currently. They are looking at getting up and running by 2020. They mentioned going before Pennsville Township for a location to grow the cannabis. They discussed employment opportunities.

Public: Jennie Blitz asked if they have a website. Surterra.com. What is the closest location to us? They responded Belmar and Vineland. Who over sees this business? The NJ Department of Health. Are the ID's tracked? There is a tracking system for distribution.

Warren Jones of Grove St. asked if the State passes recreational marijuana what effect will that have on this medical business? Amanda said she would hope to go in that direction. That would enhance public safety. She said before anything happened, they would have to come back to the Planning Board for approval to do that. Mr. Jones asked about traffic, parking and security. They are things that would have to be looked at, at that time. She said there defiantly would not be vehicles parked on the highway in front of the building. This same thing happened in MA and all is going smooth.

Tisa Walker asked what kind of credentials would they need for an employee. They said more of a people person, they train. Hospitality driven business. There is a lot of in-house training. They need someone to relate to the patients. What is the deadline to get the application to the

State? They said August 22. Amanda said 80% of current employees have risen up through the ranks. Tisa asked about safety testing. Amanda said all testing is through 3<sup>rd</sup> party labs.

Patty Bomba of Hawks Bridge Rd. said she was the caregiver for her parents and Mother In-Law. She said they could not get the pain under control with conventional drugs. She said taxes and jobs are a plus for the community but what they can do for pain management is a different plus. She hopes the Township shows their support.

Brian Sokolowski of S. DuPont Road asked if they work with any Doctors. Sam said yes, specializes with Doctors. Most insurance companies do not accept this alternative treatment. Most is cash only transactions. Where does that money go. They have a currier who picks it up. They spoke of educating Doctors and hopefully they will start to write prescription.

Bill Tuff of Jason Circle asked how long have they been in Florida. They replied since 2015 and currently they have 26 store fronts. He asked about delivery. They said they offer next day delivery. He asked about people carrying money in the store, what kind of security do they have. They replied there will be an ATM on site in the building. Also, there are security cameras around the building inside and out. They added the product is tracked.

With no more questions or comments this portion was closed and Green Line Hydroponics set up for their presentation.

#### **RESOLUTION 2019-140**

#### **AUTHORIZING A LETTER OF SUPPORT FOR ALTERNATIVE TREATMENT CENTER**

Motion was made by Mr. Bomba to support the Alternative Treatment Center-Surterra Wellness Center, seconded by Mr. Newton and a unanimous roll call vote was taken.

Art McHenry with Green Line Hydroponics addressed the residents and Committee with a presentation on indoor vertical farming systems. He said they have been in existence for five years. They also would like to grow cannabis but not just that. They grow vegetables such as lettuce. The address they are looking at is 35 Central School House Lane. They have a letter of intent on the property. They are looking at providing jobs and to educate the public. He said the State is looking for the supply to meet the demand. They can do that with their growing system. Art explained how they grow in a controlled environment. They do not use any pesticides. They are Vegan Certified with is better than Organic. Mr. Dowe asked about environmental factors. Art said they use less water then dirt growing and what is discharged is clean. This water is tested. He said one acre is equivalent to 230 square feet. The growing tables are stacked six high. Mayor Brown asked about security. Art said they employ a former FBI agent for security and have security inside the building. Art said they will be distributing the cannabis to a facility in Penns Grove. He said they also have seed to market tracking. This is 56 acres of land.

Public: Teresa Walker of Harding Highway asked why did she not hear about this facility being put by her home. This should have been had a letter sent to the residents. She feels the residents should have been notified. Mayor Brown said this is just a presentation on what they do. They will have to go before the Planning Board if they receive a license. At that point the 200-foot list would be sent out to residents. All they are asking for is a letter of support from the Township.

Dave Wright of Golfwood Ave. asked if they are proposing a two-part facility, one for cannabis and one for lettuce. Art said part of the facility will be vegetables and part cannabis. The front of the building is lettuce and back part cannabis.

Art again spoke on the vegan certification. He said there is a zero change of the nuro virus. They are the only vegan certified facility in the country. They were the first to do so. He said

this process is better and safer than organic. Water is filtered and reused, solar will be used on the building. He said it took over six years to develop their systems. They have been approached by other Countries for their system. The Cannabis is only one part of the business.

Eric Myers of Gills Ave. Penns Grove said he is looking forward to the facility. He saw with his own eyes and is very impressed and was educated.

Candace Kanaplue of Bach Associates asked if the product was going to Penns Grove. Art said the final product will be security trucked to a facility in Penns Grove. She said she will wait until the Planning Board to ask any further questions.

With no more questions or comments Mayor Brown thanked both companies for coming to the meeting to present what they are looking to do in Carneys Point.

**RESOLUTION 2019-141**

**AUTHORIZE A LETTER OF SUPPORT TO GREEN LINE TO OPERATE AN  
ALTERNATIVE TREATMENT CENTR AS A CULTIVATION FACILITY**

Mr. Newton made a motion to approve the letter of support to Green Line, seconded by Mr. Bomba and a unanimous roll call vote was taken.

**RESOLUTION 2019-142**

**APPROVE TO SUBMIT A GRANT APPLICATION AND EXEUTE A CONTRACT  
WITH THE NJ DEPARTMENT OF TRANSPRTATION FOR THE BROADWAY  
STREET ROADWAY IMPROVEMENTS**

Motion was made by Mr. Pelura to approve the Mayor executing the agreement for the NJDOT Broadway Street Roadway improvements. Seconded by Mr. Dowe and a unanimous vote was taken.

Under nothing under Old or New Business for this meeting Mayor Brown opened the meeting for **Public Participation:** With no public questions or comments this portion was closed.

With no further business, a motion was made by Mr. Dowe to adjourn, seconded by Mr. Bomba. Motion passed with five affirmative votes. Meeting adjourned at 7:57 p.m.

9/4/2019  
Approved: \_\_\_\_\_

  
June Proffitt, Municipal Clerk